

Thank you Madame Speaker

The Northern Illovo Regional Node is situated in Illovo, Johannesburg along Oxford Road and serves as the link between South Africa's economic heartland in Sandton and various economic hubs of the City including Rosebank, Hyde Park and Melrose. Together with these areas the Illovo Regional Node represents not only the economic hub of the City, but of our entire Country as well.

It is therefore with absolute delight Madame Speaker that I stand before Council, on this my third occasion, to welcome and support the item that stands before us today.

Councillors may wish to note that that this item serves as the culmination of a public-private between the Department of Development Planning and the Illovo Precinct Partnership - for whom this Council approved a detailed precinct plan last year – and therefore should be seen as an activist document which is the result of private initiative and support by the Planning Department.

Driven by the Illovo Precinct Partnership, the development of the Northern Illovo Regional Node Urban Design Framework or NIRN UDF, has been compiled on the basis of extensive and comprehensive public participation and stakeholder input; such that the Department of Development Planning and this Council can rest assured that, once approved, the NIRN UDF will stand as a truly community based regulatory framework, capable of unlocking the inherent value of the site in the best interest of the City and all of its residents..

The formation of the UDF therefore should be welcomed as it aims to facilitate environmentally and economically sustainable development of the area over the next 20 years ensuring the area is subject to:

- Appropriate design responses from developers

- The enhancement of movement routes and mobility corridors along the City's North-South Axis
- The protection of natural and man-made resources
- The creation of an active environment with an array of land uses
- The promotion of a safe and secure environment
- The pursuit of holistic and sustainable provision of bulk services and,
- A reduction of overall CO2 emissions

In supporting the achievement of these objectives, the UDF will go a long way Madame Speaker in ensuring the protection of property values for residents, unlocking latent investment potential as well as supporting the sustainable transformation of this site into a mixed use and potentially vibrant node within the City.

In closing Madame Speaker, I would like this Council to appreciate the guidance and support provided by the Department of Development Planning and Urban Management. It is their continued willingness to support private initiative within the development planning of the City that continues to bear fruit.

THANK YOU

ENDS